

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.30.1 to permit a sideyard setback of 7' in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
OUR FAMILY IS GROWING AND WE NEED THE EXTRA ROOM FAMILY ROOM ON THE SIDE CONFORMS WITH NEIGHBORHOOD. WE WON'T LOSE SPACE IN OUR BACK YARD.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Altitude for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of August, 1981, at 10:00 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Eugene Ave., 210' : OF BALTIMORE COUNTY
N of Maple Rd., 15th District
GEOFFERY G. AUFFARTH, et ux, : Zoning Case No. 82-32-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of July, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Geoffrey G. Auffarth, 2503 Eugene Avenue, Baltimore, Maryland 21219, Petitioners; and American National Building & Loan, Lexington & Liberty Streets, Baltimore, Maryland 21201 (notification requested).

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: July 27, 1981
Norman E. Gerber, Director
FROM: Office of Planning & Zoning
SUBJECT: Petition No. 82-32-A Item 228

Petition for Variance
East side of Eugene Avenue, 210 ft. North of Maple Road
Petitioner- Geoffrey G. Auffarth, et ux

Fifteenth District

HEARING: Tuesday, August 4, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Geoffrey G. Auffarth
2503 Eugene Avenue
Baltimore, Maryland 21219

RE: Item No. 228
Petitioner - Geoffrey G. Auffarth, et al
Variance Petition

Dear Mr. Auffarth:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the side of the existing dwelling, this hearing is required. The property immediately to the south was the subject of a previous zoning hearing (Case #81-198-A) in which permission to construct an addition was granted.

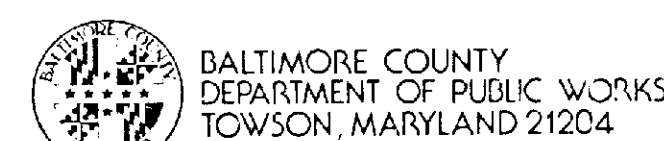
Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

ENC:bae

Enclosures



HARRY J. PISTEL P.E.
DIRECTOR July 8, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #228 (1980-1981)
Property Owner: Geoffrey G. Auffarth, et al
E/S Eugene Avenue, 210' N. of Maple Road
Acres: 75.00/79.21 x 111.05/135.12
District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 228 (1980-1981).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

A-NE Key Sheet
26 SE 33 Pos. Sheet
SE 7 L Topo
111 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

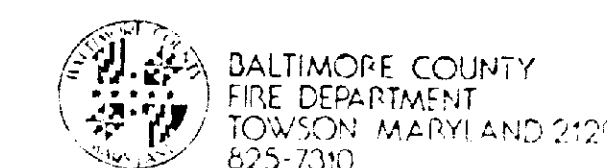
William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
TO: _____ Date: _____
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael B. and Mary Lynn Phillips
- Item #205 - Randall M. Hall
- Item #206 - John & Margaret Jensen
- Item #211 - Orville I. & Norma E. Wilson
- Item #214 - John E. & Alice M. Parks
- Item #215 - Paingrounds Business Center Company
- Item #216 - James W. & Barbara H. Houck, Jr.
- Item #220 - Richard P. & Sally A. Rakowski
- Item #221 - Armond J. & Helen M. Gold
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #228 - Geoffrey G. Auffarth, et al
- Item #229 - Maxine R. Hopkins
- Item #235 - Robert V. & Bernice M. Selby
- Item #237 - Evelyn G. Snedegar
- Item #238 - Earl S. & Charlene B. Oxley

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth



Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Geoffrey G. Auffarth, et al

Location: E/S Eugene Avenue 210' N. of Maple Road

Item No.: 228 Zoning Agenda: June 2, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Ian J. Forrest, Director Noted and Approved: George M. Hegardt
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1981, that the herein Petition for Variance(s) to permit a side yard setback of seven feet in lieu of the required ten feet, for the expressed purpose of constructing an addition to the existing dwelling so as to provide additional habitable space, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE August 13, 1981
BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: June 5, 1981
FROM: Charles E. (Ted) Burnham
Zoning Advisory Committee
SUBJECT: Meeting of June 2, 1981

ITEM NO. 218	Standard Comments
ITEM NO. 219	See Comments
ITEM NO. 220	Standard Comments
ITEM NO. 221	See Comments
ITEM NO. 222	See Comments
ITEM NO. 223	See Comments
ITEM NO. 224	See Comments
ITEM NO. 225	Standard Comments
ITEM NO. 226	See Comments
ITEM NO. 227	See Comments
ITEM NO. 228	Standard Comments

[Signature]
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

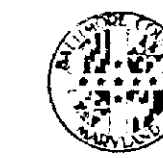
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #228, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Geoffrey G. Auffarth, et al
Location: E/S Eugene Avenue 210' N. of Maple Road
Acres: 75.00/79.21 X 111.05/135.12
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: July 27, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-32-A Item 228

Petition for Variance
East side of Eugene Avenue, 210 ft. North of Maple Road
Petitioner- Geoffrey G. Auffarth, et ux

Fifteenth District

HEARING: Tuesday, August 4, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

ZONING DESCRIPTION

Beginning on the east side of Eugene Avenue at the distance of approximately 210' north from the intersection with Maple Road, being lot #2226-X on the plat of Lodge Forest in the 15th Election District. Also known as 2503 Eugene Avenue.

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
LOCATION: East side of Eugene Avenue, 210 ft. North of Maple Road
DATE & TIME: Tuesday, August 4, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 7' in lieu of the required 10'

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Minimum side yard setback in a D.R. 5.5 Zone.

All that parcel of land in the Fifteenth District of Baltimore County.

Being the property of Geoffrey G. Auffarth, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 4, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 82-32-A
Building Permit Application
No.
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

[Signature]
Geoffrey G. Auffarth
[Signature]
Deanna M. Woodman

OK
8/21/81



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 30, 1981

Mr. and Mrs. Geoffrey G. Auffarth
2503 Eugene Avenue
Baltimore, Maryland 21219

RE: E/s Eugene Ave., 210 ft. N of Maple Rd.
Petition for Variance
Case #82-32-A

Dear Mr. and Mrs. Auffarth:

This is to advise you that \$44.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
LOCATION: East side of Eugene Avenue, 210 ft. North of Maple Road
DATE & TIME: Tuesday, August 4, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 7' in lieu of the required 10'

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Minimum side yard setback in a D, R, S, 5 Zone.

All that parcel of land in the Fifteenth District of Baltimore County.

Being the property of Geoffrey G. Auffarth, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 4, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. and Mrs. Geoffrey G. Auffarth
2503 Eugene Avenue
Baltimore, Maryland 21219

July 8, 1981

NOTICE OF HEARING

RE: Petition for Variance
E/s of Eugene Ave., 210' North of Maple Avenue
Case #82-32-A

TIME: 10:00 A.M.

DATE: Tuesday, August 4, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: American National Building & Loan

August 12, 1981

Mr. & Mrs. Geoffrey G. Auffarth
2503 Eugene Avenue
Baltimore, Maryland 21219

RE: Petition for Variance
E/S of Eugene Avenue, 210' N of
Maple Avenue - 15th Election
Geoffrey G. Auffarth, et ux -
Petitioners
NO. 82-32-A (Item No. 223)

Dear Mr. & Mrs. Auffarth:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. Geoffrey G. Auffarth
2503 Eugene Avenue
Baltimore, Md. 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1981

Petitioner Geoffrey G. Auffarth, et al

Petitioner's Attorney Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: uen										
Revised Plans: Change in outline or description										
Previous case:										

Item # 229

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 16, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 14th day of July, 1981, the first publication appearing on the 14th day of July, 1981.

THE JEFFERSONIAN,
L. L. Lusk, Jr.,
Manager.

Cost of Advertisement, \$ 17.50

Petition for Variance

15TH DISTRICT
ZONING: Petition for Variance
LOCATION: East side of Eugene Avenue, 210 ft. North of Maple Road
DATE & TIME: Tuesday, August 4, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 7' in lieu of the required 10'

The Zoning Regulation to be excepted as follows: Section 1B02.3C.1 - Minimum side yard setback in a D, R, S, 5 Zone.

ALL THAT PARCEL OF LAND in the Fifteenth District of Baltimore County

BEING the property of Geoffrey G. Auffarth, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 4, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., 19

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of 16 successive weeks before the 14th day of July, 1981.

Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 19 day of May, 1981*

Filing Fee \$ 25.00 Received: [initials] Check [initials] Cash [initials] Other [initials]

Item # 228

Petitioner Geoffrey G. Auffarth

Petitioner's Attorney Reviewed by uen

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 7/15/81
Posted for: Petition for Variance
Petitioner: Geoffrey G. Auffarth, et ux
Location of property: 2503 Eugene Ave., Baltimore, Md.
Location of Signs: 2503 Eugene Ave. (at intersection of Maple Rd.)
Remarks: [initials]
Posted by: [initials] Date of return: 7/24/81

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096967

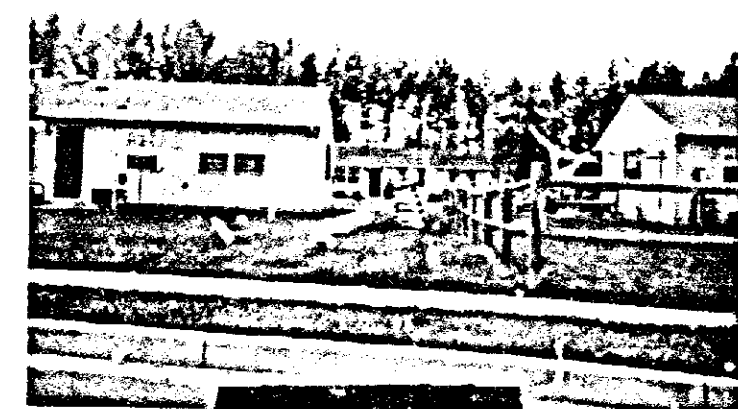
DATE: 7-6-81 ACCOUNT: C1-662

AMOUNT: \$25.00

RECEIVED FROM: George P. Wooden, Jr.

FOR: Filing fee for case #82-32-A

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100423

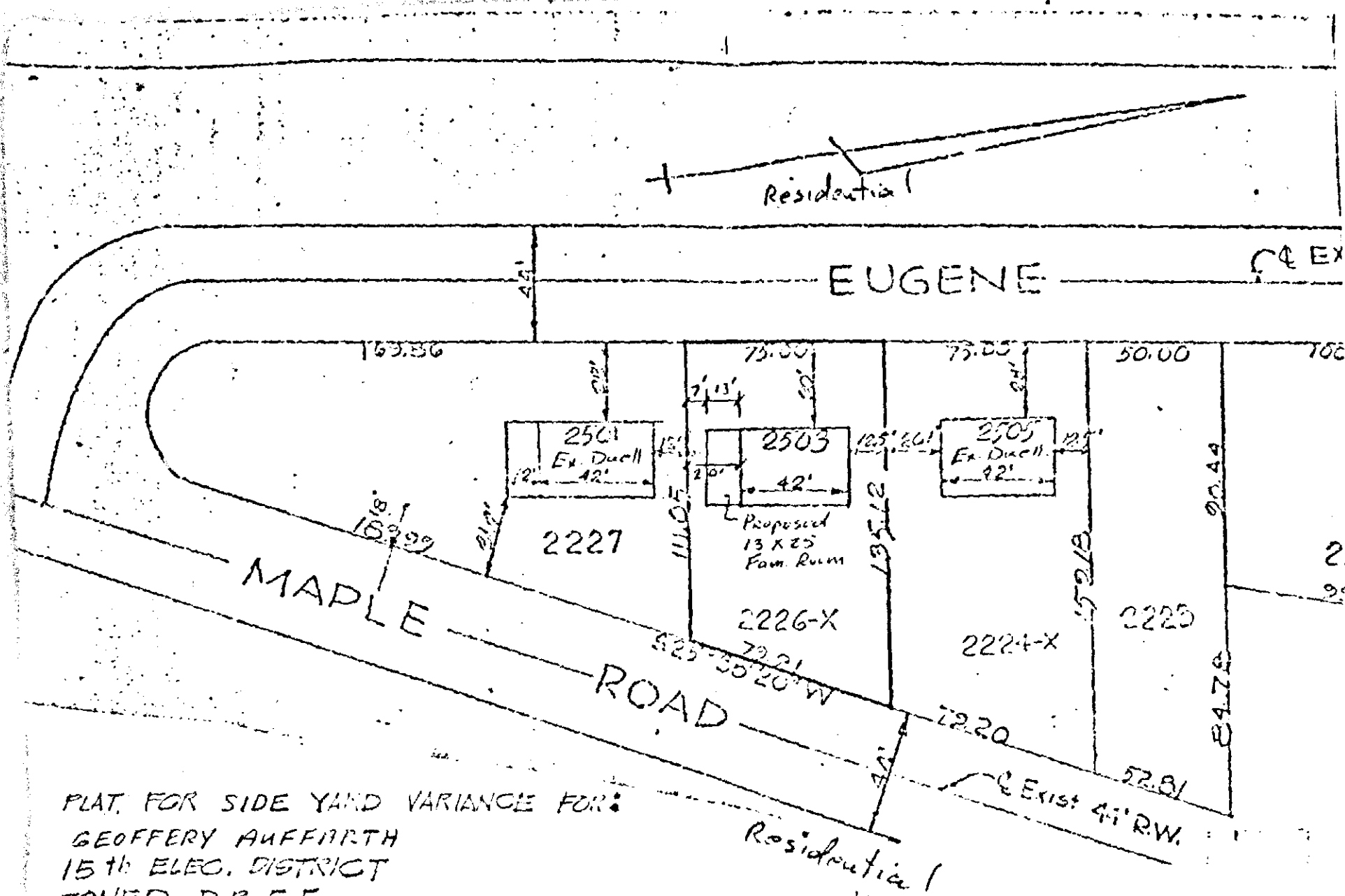
DATE: 8/4/81 ACCOUNT: C1-662

AMOUNT: \$44.50

RECEIVED FROM: Geoffrey G. Auffarth

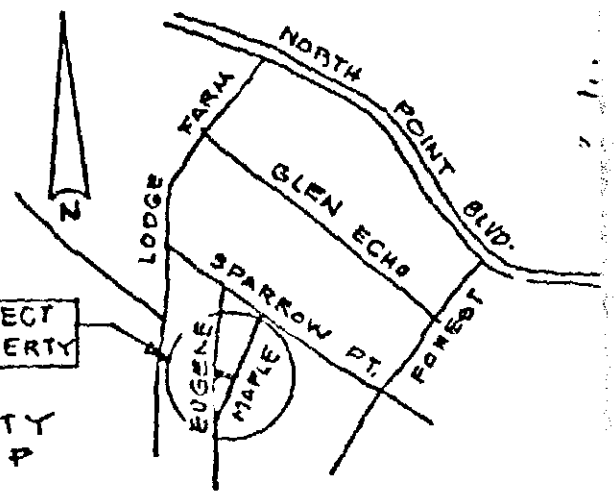
FOR: Posting & Advertising of Case #82-32-A

VALIDATION OR SIGNATURE OF CASHIER



SUBJECT
PROPERTY

VICINITY
MAP



PLAT FOR SIDE YARD VARIANCE FOR:
 GEOFFERY AUFFARTH
 15th ELEC. DISTRICT
 ZONED D.R. 5.5
 LOT 2226X LODGE FOREST
 PUBLIC UTILITIES EXISTING IN EUGENE AVE.
 AND MAPLE ST.

CERTIFICATION PLAT
 LOTS 2214-2227
 LODGE FOREST
 4 ELECTION DISTRICT
 BALTIMORE COUNTY, MD
 ALE: 1"=50' COPY

Item #228

